

Memorandum

To: Charles Byxbee
From: Amy Moran
Date: December 18, 2018
Re: Proposed Black Rock Coffee
NW Corner of Thompson Peak Parkway and Bell Road, Scottsdale, AZ

Pursuant to a request received from Phil Kercher, Traffic Engineering and Operations Manager at the City of Scottsdale, an analysis has been conducted to get a better understanding of the potential drive-thru queuing limitations of the proposed Black Rock Coffee Bar site near the northwest corner of Thompson Peak Parkway and Bell Road in Scottsdale. The site plan for the proposed Black Rock Coffee Bar is depicted in Attachment A.

A similar-sized Black Rock Coffee Bar location on the southwest corner of Ocotillo Road and Alma School Road in Chandler, Arizona was observed during the peak hours of 7:00am to 9:00am. While the proposed facility in Scottsdale has two drive-thru queuing areas that merge to a single drive-thru lane, the observed site had a single continuous drive-thru lane. However, the queuing storage was similar, with approximately 200 feet provided at the proposed site and approximately 225 feet provided at the existing site before queuing vehicles would potentially impede traffic within the parking lot. Given the length of the proposed drive-thru queuing area, it is estimated that approximately 8-10 vehicles could queue at any one time without impeding traffic circulation.

Data was collected documenting the number of vehicles in the existing drive-thru queue at every five-minute interval, as well as the maximum number of vehicles in the queue during each five-minute interval. **Table 1** summarizes the results of the observations. Key observations include:

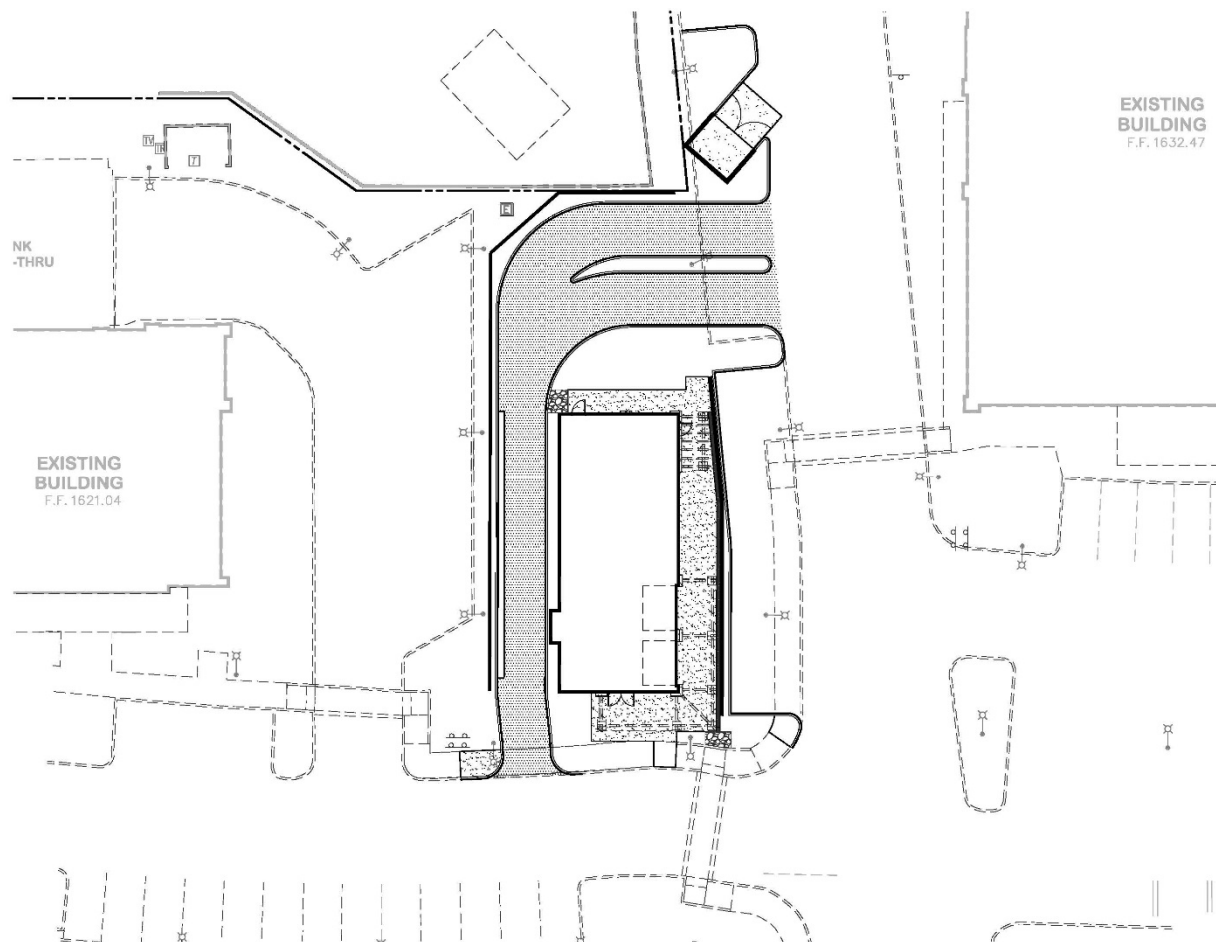
- There was a total of 110 vehicles that used the drive-thru during the two hour morning peak.
- At any given time, the maximum queue did not exceed eight vehicles.
- On six separate occasions, the 8th vehicle was observed to enter the drive-thru, then reverse and exit the drive-thru queue.
 - 3 of those vehicles left completely and did not stop at Black Rock.
 - The 3 others found a parking spot and did enter the Black Rock facility.

These observations indicate that on an average day, during peak morning hours, the total drive-thru queue would not likely exceed 8 vehicles. Thus, if the proposed site in Scottsdale has a drive-thru totaling a length of 200', it is anticipated to be sufficient to accommodate the demand without impeding on-site traffic circulation.

Table 1 | Summary of Queuing Observations at Existing Black Rock Coffee (7-9AM)

Black Rock Coffee Bar - 4050 S. Alma School Rd - December 12, 2018

End Time: AM	Queue at Beginning of Period	Max Queue During 5 Minute Interval	Total Vehicles from 7-8 AM	Total Vehicles from 8-9 AM
7:00	5	-	60	50
7:05	2	6		
7:10	1	6		
7:15	4	5		
7:20	3	3		
7:25	5	6		
7:30	3	7		
7:35	4	4		
7:40	2	3		
7:45	3	4		
7:50	1	3		
7:55	3	4		
8:00	0	2		
8:05	7	8		
8:10	7	7		
8:15	7	7		
8:20	3	4		
8:25	6	7		
8:30	7	8		
8:35	7	7		
8:40	5	6		
8:45	5	5		
8:50	3	6		
8:55	0	3		
9:00	0	3		



black★rock™
coffee bar

BLACK ROCK COFFEE BAR
GROUND UP PRELIMINARY LAYOUT
N.W.C, BELL ROAD AND THOMPSON PEAK PARKWAY
SCOTTSDALE, AZ

3/12/19
PROJECT NO.: 18054



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Correspondence Between Staff and Applicant

Approval Letter

Denial Letter